



Agenda for Meeting 01-2014

CITY OF ROCKVILLE BOARD OF APPEALS

W. Thomas Curtis, Chair
Steven Wilcox
Peter Mork
Jeryl O. Gegan, Alternate

**Saturday, January 11, 2014
at 9:00 a.m.
Mayor and Council Chambers
City Hall, 111 Maryland Avenue**

Castor D. Chasten and Margaret Hall, Staff Liaisons

*Board of Appeals Agendas and Staff Reports are available online at:
<http://www.rockvillemd.gov/AgendaCenter/Board-of-Appeals-7>*

I. ELECTION of CHAIR for 2014

II. PUBLIC HEARING

- A. [Variance Application VAR2014-00039](#), Daniel Veirs (D.H. Veirs Contracting) for Donna Tehan, 900 Willowleaf Way – A rear yard setback variance requested for the construction of a sunroom/breakfast addition, i.e., the proposed addition will encroach 17.4 feet into the 25 foot rear yard setback area. The property is zoned R-90 (Single Unit Detached Dwelling (Restricted Residential)). Planner: Nicole Walters, 240-314-8215. **Attachments:** [4](#) | [5](#) | [6](#) | [7](#)
- B. [Reconsideration of Special Exception SPX2013-00387](#), 731 W. Montgomery Avenue - at the September 14, 2013, meeting, the Board denied the applicant's request to increase the number of child being cared for from 8 children to 12 children, in the R-60 zone. The applicants submitted a request for reconsideration to the Board on September 26, 2013, and the Board granted the request on November 9, 2013. Planner: Nicole Walters, 240-314-8215. **Attachments:** [1](#) | [2](#) | [3](#) | [4](#) | [5](#) | [6](#) | [7](#)

III. COMMISSION ITEMS

A. OLD BUSINESS

C. NEW BUSINESS

a. Approval of 2014 meeting calendar

D. MINUTES – Meetings 11-2013, November 9, 2013 and 12-2013, November 21, 2013

E. ADJOURNMENT

NOTICE: The Thursday evening following each regular Saturday Board of Appeals meeting is reserved for continued meetings. The Board's policy is to end regular meetings no later than 4:00 p.m. Agenda items unable to be heard by that time will be rescheduled to the afore-noted hearing date.

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF BOARD OF APPEALS PROCEEDINGS

1. Board of Appeals Chair Opens Meeting:
 - a. Introduces members of the Board and City Staff present
 - b. Chair describes procedures for the public hearings
2. Applicant presentation
3. Public comment in support of application
4. Public comment in opposition to application
5. Applicant response to comments
6. Public hearing closed
7. Board work session
8. Board decision

II. BOARD OF APPEALS BROADCAST SCHEDULE

- Watch LIVE at 9:00 a.m. on Comcast Cable Rockville Channel 11 and online at www.rockvillemd.gov
- Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand

III. FUTURE MEETING DATES

- February 8, 2014

IV. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch

Maryland law and the Board of Appeals' Rules of Procedure regarding ex parte (extra record) communication require all discussion, review, and consideration of this matter take place only during the Board's consideration of the item at a scheduled meeting. Telephone calls and meetings with Board members in advance of the meeting are not permitted. Written communication will be directed to appropriate staff members for response and included in briefing materials for all members of the Board.